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The Winding Path of City Planning and Community Development:

An Update on Connect to Your Future

TWO YEARS AGO, the City unveiled the results of a Commercial Visioning Study (rosemountmn.gov/growth). The study gathered input from local experts, staff, and market research to create a long-term vision of what Rosemount could become with partnerships, development, strategic land use and a plan to inspire investment. The goal of that study was to build on what we currently had and create more spaces where residents could live, shop, work and play in a vibrant community – goals shared by our residents and city leaders. If we could achieve such outcomes, we would be well positioned to set Rosemount apart from our larger neighboring cities and actively compete for residents, businesses, retail, and jobs. With these visuals in hand and the support of our City Council, Planning Commission, and Port Authority, our staff was prepared to sell this vision to developers and investors.

Fast forward to today and you can see that these efforts have produced business, housing, and industrial growth along the Highway 42 corridor, bringing us another step closer to our wants and goals. But if you've interacted with us in the past couple of years, you might notice that the developments look a little different than the plans. Let's take a closer look at the process of planning and zoning, what the city does and does not have control over, and how we work with businesses who are looking to invest in Rosemount.

Developing in a smart, safe, and intentional way requires planning. All municipalities in Minnesota are required to create a comprehensive plan document and update it every ten years, as required by the Metropolitan Council. Per the Met Council, "A local comprehensive plan represents a community's vision of how it wants to grow and change — how it will develop its land, redevelop older areas, ensure adequate housing, provide roads and sewers, protect natural areas, and meet other community objectives."

Rosemount's Comp Plan offers a Future Land Use Plan that guides development opportunities as they arise. While the Comp Plan sets the stage for our work, *it does not force any outcome*. For example, if a plot of land is currently zoned agriculture, but the Plan guides for business development in the future, the land would not change to business park until the landowner applies for that change via a rezoning application. At that point, it is their choice on who they sell to.

For example, much of the UMore land has been used for agriculture research for many years. *When the University's Board of Regents decided to sell land to a potential developer*, our Land Use Plan allowed for a change in zoning from Ag to Business Park to align with

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the desires of the landowner and the 2040 Comprehensive Plan. The future development at UMore Park is then guided by the City's Land Use Plan and the AUAR, *a document which studies environmental impacts*.

In addition, our development practices guide us to make decisions and requirements based on current and future infrastructure needs throughout the entire city. As Rosemount develops, we are constantly assessing the infrastructure demands that fit into our city planning. Regardless of WHO makes an inquiry, our planning process will be guided by the WHAT of a request. Specifically, does the proposed project work within the boundaries of what our current or planned infrastructure can handle.

All cities, including Rosemount, are driven by clear guidelines and process that keep us focused on the WHAT and not the WHO in business development. By abiding this framework as we work with business and landowners, we are supporting a free market economy, land use rights, and continued investment in a strong and successful future for Rosemount.

DEVELOPMENT UPDATE

Some of you may have seen the Vision boards that were used in 2021 to help share our ideas with residents and developers. This update of the well-traveled Akron and Highway 42 intersection shows the winding path that planning and development can take. What you see when you drive by might look a little different, but the overall vision is there. The checkmarks show projects that have come to be. The lightbulbs represent concepts that are currently being explored. While the City is not able to control the outcome of who, what, or when – we can make a difference on how development happens. Through thoughtful city planning, active promotion that Rosemount is open to and supportive of development, and careful review of proposals, we are starting to see our collective vision come to life!



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